

37 Palmerston Street, St James, WA 6102

ian hutchison

House For Sale

Thursday, 25 April 2024

37 Palmerston Street, St James, WA 6102

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1027 m2

Type: House



Ian Hutchison
0894742200



Rhys Chester
0894742200

Best Offer By 14/5/24*

Ian Hutchison Real Estate is proud to present for sale 37 Palmerston Street, St James. The first time this property has been offered for sale. This rare offering is an exceptional and highly appealing investment or development prospect. The property features a versatile two bedroom, original brick and tile home with a solid 1970's extension on a large 1027sqm block with tremendous development potential. For the savvy developer, you are not limited by options. The existing 1950's dwelling has the potential to be retained and renovated or you can demolish and take full advantage of the attractive R40 zoning. Opening up a myriad of options including side by side developments (utilising the ultra-wide 22.7m frontage) or building one behind the other. This could also be the perfect location to build your future family home. Go big or choosing your ideal block size and position for your dream home. Subdividing what is left to contribute to your build. We encourage you to do your due diligence on this spectacular property right away, you will not want to miss this phenomenal opportunity. Situated less than 10KM from Perth, this is a phenomenal opportunity not to be missed. Key Features • Zoned R40 under City of Canning LPS42 • 22.7m frontage • Depth of 45.2m • Potential 4 unit site Property is being sold strictly on an 'As Is, Where Is' basis. All development scenarios subject to Council and WAPC approval. All this and so much more, with long list of excellent facilities nearby including easy access to public transport, Bentley Plaza, Westfield Carousel, Curtin University and the vibrant Victoria Park Café Strip. Property is being sold by "Best Offer By 4pm Tuesday 14th May 2024" with a buyers guide of 'Offers Over \$950,000' (* Sellers reserves the right to sell the property prior to the end date.) Council Rates: \$1,968.06 pa Water Rates: \$1,116.35 pa